

R E S O L U T I O N #170

A RESOLUTION TO ESTABLISH COMPREHENSIVE ZONING REGULATIONS FOR THE SOUTH OF RONAN AREA, IN LAKE COUNTY, MONTANA, WHICH IS MORE PARTICULARLY DESCRIBED BY THE OFFICIAL ZONING MAPS LOCATED IN THE OFFICE OF THE CLERK AND RECORDER OF LAKE COUNTY, MONTANA, AS FOLLOWS:

Pursuant to and in conformity with a proposed plan for development of the South One-half of the Northwest Quarter (S½ NW¼) of Section Twelve (12), Township Twenty (20) North, Range Twenty (20) West of M.P.M., area south of Ronan, the Zoning Commission of Lake County, Montana, hereby gives notice that a public hearing will be held in the Lake County Commissioner's office located in the Lake County Courthouse, Polson, Montana at 2:00 P.M., August 30, 1974.

AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF TITLE 16, CHAPTER 41, REVISED CODES OF MONTANA, 1947.

WHEREAS, Title 16, Chapter 41, Revised Codes of Montana, 1947, provides for the adoption of a Resolution by the County Planning and Zoning Commission creating a zoning district and setting forth zoning regulations for such district as lies within said County, and

WHEREAS, the Lake County Planning and Zoning Commission deems it necessary, for the purpose of promoting the health, safety and general welfare of the hereinabove described area, to enact such zoning regulations, and

WHEREAS, the Lake County Planning and Zoning Commission has given reasonable consideration, among other things, to the character of the area and specific suitability for particular uses, with a view to conserving the value of the buildings and encouraging the most appropriate land use throughout the hereinabove described area, and

WHEREAS, the Lake County Planning and Zoning Commission in compliance with Title 16, Chapter 41, Revised Codes of Montana, 1947, has given due notice of and held a public hearing concerning the hereinabove described area, and

WHEREAS, the Lake County Planning and Zoning Commission deems it in the best interests of the people of the South of Ronan Area that the Commission should create a zoning district and adopt zoning regulations for the district;

NOW THEREFORE, BE IT RESOLVED BY THE LAKE COUNTY PLANNING AND ZONING COMMISSION, LAKE COUNTY, MONTANA,:

That there is hereby created a zoning district for the South of Ronan Area, Lake County, Montana, as officially described and set forth on the zoning maps located in the office of the Clerk and Recorder of Lake County, Montana, and there is hereby adopted zoning regulations for said district as follows:

1. All buildings shall be located no closer than five (5) feet from any given exterior property line;
2. Buildings shall be restricted to those of a single family residential nature only, including structures appurtenant thereto;
3. No commercial or industrial building of any type shall be erected within the hereinabove described district; or any signs relating to this.

4. Allowance shall be made for presently existing agricultural and horticultural uses within said district.
5. Allowance shall be made for Home occupations defined as:
A home occupation is a profession or service activity conducted within a dwelling by its inhabitants only, which activity is incidental to the use of the dwelling for dwelling purposes and does not change the character or appearance thereof.
6. That the placement of Mobilehome will be restricted to a temporary basis while building a house or taking care of your immediate family.
7. No tract of ten acres shall be divided more than once.

REPEALING CLAUSE: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

PASSED AND APPROVED this 13th day of September, 1974.

Al Meyers
Chairman, Lake County Planning and Zoning Commission

W. H. Burley

Al Meyers

S. A. Kambo

Bill Tiddy

E. M. Harding
ATTEST: Lake County Clerk
and Recorder